

Ref. 2604 – **PORZIONE BITURGIA**

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## SEMI-DETACHED FARMHOUSE WITH TWO APARTMENTS FOR SALE IN SANSEPOLCRO

Sansepolcro – Arezzo – Tuscany

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**Interiors**  
322 sqm

**Bedrooms**  
4

**Bathrooms**  
21+

**Garden**  
450 m

In **Tuscany**, just 4 km away from the **historic center** of **Sansepolcro**, **semi-detached farmhouse** free on three sides with **private garden** for sale. The house offers beautiful panoramic views of the **Tiber Valley** and **Lake Montedoglio**.

- **Apt. A** (225 sqm): tavern, kitchen, living room, dining room, two bedrooms and bathroom;
- **App. B** (97 sqm): living room, kitchen, two bedrooms and bathroom;

The house is in excellent structural condition, the roof was redone in 2013 and further earthquake-resistant work was carried out in 2020. The installations were revised and brought up to standard in 2010. The apartments have vaulted ceilings, ceilings with wooden beams and terracotta tiles, fireplaces and brick arches.

The property is completed by a well-maintained **private garden** (450 sqm), ideal for outdoor dining during the summer.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2604 – PORZIONI BITURGIA

**TYPE:** section of a farmhouse with garden

**CONDITIONS:** restored

**LOCATION:** small hamlet with panoramic view

**ACCESS:** unpaved road (400 m)

**INTERIORS:** 322 square meters (3,466 square feet)

**TOTAL ROOMS:** 14

**BEDROOMS:** 4

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** fireplaces, vaulted ceilings, ceilings with wooden beams and terracotta tiles, brick arches, private garden, panoramic views

**EXTERIORS:** garden

**GARDEN:** 450 square meters (4,844 sqft)

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

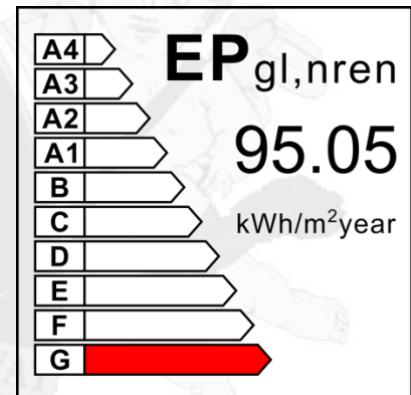
**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** possible

**GAS:** LPG

**HEATING SYSTEM:** radiators + fireplaces



## CLOSEST CITIES AND TOWNS

Sansepolcro (4km; 8'), Anghiari (12km; 16'), Città di Castello (20km; 20'), Arezzo (40km; 40'), Cortona (57km; 1h), Gubbio (70km; 1h), Perugia (76km; 1h), Assisi (88km; 1h 10'), Montepulciano (92km; 1h 25'), Pienza (98km; 1h 30'), Siena (109km; 1h 40'), Montalcino (112km; 1h 55'), Todi (116km; 1h 25'), Firenze (123km; 1h 35'), San Gimignano (162km; 2h)

## CLOSEST AIRPORTS

Perugia San Francesco (76km; 1h), Firenze A. Vespucci (132km; 1h 25'), Bologna G. Marconi (175km; 1h 55'), Roma Ciampino (255km; 2h 40'), Roma Fiumicino (275km; 2h 40')



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